

# RESOLUTION 1699

## **A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR DIVISION II OF SI VIEW ESTATES SUBDIVISION**

**WHEREAS**, the City's Hearing Examiner previously granted Preliminary Plat Approval for the Si View Estates Subdivision; and

**WHEREAS**, in the Examiner's preliminary plat approval and consistent with City regulations, the Council has authorized the development of the plat in phases; and

**WHEREAS**, City staff has reviewed the proposed final plat of Division II for compliance with North Bend Municipal Code 20.01.004 and finds that there is still additional work that must be completed within a designated time frame, but recommends approval as set forth on the attached Exhibit A subject to submission of adequate security to insure the completion of the remaining work in the event the developer should fail to comply with the terms of the preliminary plat approval; and

**WHEREAS**, the Council finds that the final plat of Division II conforms to all the terms and conditions of the Preliminary Plat Approval, as approved by the Hearing Examiner, and that the final plat of Division II meets the requirements of applicable laws; and

**WHEREAS**, the applicant has secured a performance bond in the amount of \$160,500 dollars, guaranteeing completion of the infrastructure improvements required by the Preliminary Plat Approval, and shall further complete Bills of Sale and other necessary administrative tasks as set forth in the Developer Extension Agreement;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The Council finds that all conditions of the Si View Estates Preliminary Plat Approval set forth in the Hearing Examiner's decision dated November 19, 2012 have been satisfied, or that adequate security can be posted to ensure the full and prompt completion of said improvements. Accordingly, the final plat of Division II of the Si View Estates Subdivision is hereby approved on condition that the owner has secured a bond in a form acceptable to the City Attorney, guaranteeing completion of the infrastructure improvements required by the Preliminary Plat Approval, and shall further complete Bills of Sale and other necessary administrative tasks as set forth in the Developer Extension Agreement.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,  
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 20<sup>TH</sup> DAY OF  
OCTOBER, 2015.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

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**Kenneth G. Hearing, Mayor**

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**Michael R. Kenyon, City Attorney**

**ATTEST/AUTHENTICATED:**

Effective: October 20, 2015

Posted: October 21, 2015

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**Susie Oppedal, City Clerk**